

1IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
S/S Waldman Avenue, 400 ft. E
of c/l Murray Avenue * ZONING COMMISSIONER
7315 Waldman Avenue
15th Election District * OF BALTIMORE COUNTY
7th Councilmanic District
William A. Biggs, et ux * Case No. 96-88-A
Petitioners
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 7315 Waldman Avenue, (lot No.130) in the Chesapeake Terrace subdivision of Baltimore County. This subdivision is a community of single family dwellings located near Lodge Farm Road in the southeast corner of Baltimore County. The Petition is filed by William A. Biggs and Pasqualina A. Biggs, property owners. Variance relief is requested from Section 415.A.1 of the Baltimore County Zoning Regulations (BCZR) to permit two recreational vehicles on a residential lot, in lieu of one recreational vehicle. The subject property and relief requested are more particularly described on Petitioners' Exhibit No. 1, the site plan to accompany the Petition for Variance.

Appearing at the requisite public hearing held for this case was William A. Biggs, property owner. There were no Protestants or other interested persons present.

The Petitioner testified that he has owned and resided on the subject site for approximately 12 years. Mr. and Mrs. Biggs own an existing single family dwelling on lot No. 130 as well as the adjoining vacant lot. The subject property is 102 ft. in width and 204 ft. in depth, zoned D.R.5.5. Mr. Biggs testified that in addition to the single family dwelling, other improvements on the property include a 26 ft. garage, an above ground swimming pool and a storage shed. The Petitioners store two recreational vehicles on this property.

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

A recreational vehicle is defined by Section 101 of the BCZR as a "Vehicular type unit which is primarily designed for recreation, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. . .". Petitioners' Exhibits 1A, 1B and 1C are photographs of the two recreational vehicles. One of the recreational vehicles that the Petitioners store on their property is a 26 ft. Flair Motor Home which is white with red and black stripes painted along all sides of the vehicle (Exhibit No. 1A). The second recreational vehicle is a 24 ft. fully enclosed car transport which is red with the letters RV painted on the side (Exhibit No. 1B). This trailer is hitched onto the motor home for travel purposes as shown on Petitioners' Exhibits Nos. 1B and 1C. The Petitioner indicated that he parks the two vehicles in separate driveways that run down each side of the existing dwelling as shown on the plat to accompany the Petition (Exhibit No. 2.).

Apparently, the Petitioners have stored two recreational vehicles on the subject property without incident for over six years. This variance was requested following the request of a complaint by neighbors who reside across Waldman Avenue. Testimony offered was that it can be difficult to turn the RVs onto Waldman Avenue when exiting from the Biggs property, when these neighbors park their vehicles directly across the street. Apparently this difficulty has led to a conflict between the neighbors and the filing of the complaint. The Zoning Enforcement Division required the Petitioners to either seek the subject variance or remove one of the vehicles.

As a basis for the requested variance, the Petitioners note that removal of the vehicles would be a financial burden. They argue that a sale of either of the vehicles would not bring about the funds necessary to pay the existing loan balance on either vehicle. Also, storage of the

ORDER RECEIVED FOR FILING

Date

11/15/95

By

Sm. [Signature]

11/15/95

vehicles offsite would be impractical and expensive. The Petitioners also note the expenses which have been expended to construct the driveways to accommodate the vehicles.

Unfortunately for the Petitioners, financial manifestations cannot be considered in adjudging the variance. Financial hardship is not a basis upon which variance relief can be granted.

Nonetheless, it is clear that the present storage arrangements are not detrimental to the surrounding locale. As noted above, the two vehicles have been on site without incident for six years.

A more reasonable basis to support the variance stems from the fact that Waldman Avenue is very narrow and the RVs could not reasonably be parked on that public roadway. Furthermore, the property is large enough to accommodate the two RVs, particularly with the improvements to the driveways which the Petitioner has made.

Based on these considerations, I am persuaded to grant the Petition for Variance. However, the grant will be conditioned. The Petition will be approved only for the two subject RVs identified in the photographs (Petitioners' Exhibits 1A thru 1C). If either of these vehicles are removed or sold, then the approval to store two RVs on the property will lapse. It is the intent of this restriction to allow the Petitioners to continue to utilize the site for the specific RVs now stored on the property. However, this restriction will prevent subsequent property owners or the Petitioners from storing other recreational vehicles on the property in the future. If either vehicle is sold or removed, the Petitioners will be obliged to strictly comply with Section 415.A.1 of the BCZR, or re-petition this Zoning Commissioner for special hearing relief to amend this restriction.

ORDER RECEIVED FOR FILING

Date

By

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested will be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of November, 1995 that a variance from Section 415.A.1 of the Baltimore County Zoning Regulations (BCZR) to permit two recreational vehicles on a residential lot, in lieu of one recreational vehicle, be and is hereby GRANTED, subject, however, to the following restrictions.

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. If either of the Petitioners' recreational vehicles are removed or sold, then the authority to store two RVs on the property will lapse. The variance relief granted herein shall apply only to the 2 RVs presently on the property identified on Petitioners' Exhibits Nos. 1A through 1C.

LES/rmm



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 11/15/95
By McGowan

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 14, 1995

Mr. and Mrs. William A. Biggs
7315 Waldman Avenue
Baltimore, Maryland 21219

RE: Case No. 96-88-A
Petition for Zoning Variance
Location: 7315 Waldman Avenue

Dear Mr. and Mrs. Biggs:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att.

MICROFILMED





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7315 Waldman Ave.
96-88-A which is presently zoned RK.5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

415. A.1 to permit two recreational vehicles in lieu of one.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

See Attached Letter

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

William A. Biggs
 (Type or Print Name)

William A. Biggs
 Signature

Pasquino A. Biggs
 (Type or Print Name)

Pasquino A. Biggs
 Signature

410. 477-3150 HOME } phone
410 285-9705 WORK }

Address 7315 Waldman Ave Phone No

Balto md 21219
 City State Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

1 hr.
 unavailable for Hearing

the following dates Next Two Months

ALL / OTHER

REVIEWED BY: MDK DATE 8/22/95



Printed with Soybean Ink
 on Recycled Paper

Zoning Administration

Development Management

PETITIONERS BURDEN

96-88-A

A request for a variance from off street parking regulations is needed due to the following facts:

1. The recreational vehicle is still under financial obligation and if it were to be resold, a full recovery of monies invested could not be recouped.
2. The trailer can not be sold for the amount of the purchase price due to depreciation and a monetary loss would occur here as well.
3. If the recreational vehicle and trailer had to be stored, the petitioner could not handle this additional expense.
4. A special driveway and gate have been created to accomodate these vehicles and would need to be returned to its original state, the amount of which is undetermined.

It is for these reasons that an undue hardship would occur and as such a variance is requested.

#82

96-88-A

Beginning on the south side of Waldman Avenue, fifty feet wide, at the distance of 400 feet east of the centerline of Murray Avenue. Being Lot 130 of the Chesapeake Terrace subdivision as recorded in Plat Book 5, Folio 36. Also known as 7315 Waldman Avenue containing .47 acres in the 15th Election District.

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-88-17

District: 15th Date of Posting: 9/23/95

Posted for: Variance

Petitioner: Wm. & Pasquale Briggs

Location of property: 7315 Waldman Ave.

Location of Signs: Facing roadway on property being zoned

Remarks: _____

Posted by: M. Stuber Date of return: 9/29/95

Signature

Number of Signs: 1

MICROFILMED



CERTIFICATE OF PUBLICATION

TOWSON, MD.,

9/29, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/21, 1995.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

~~Publisher~~

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #86-88-A (Item 82)
7316 Waldman Avenue
S/8 Waldman Avenue, 400' E of
C/Murray Avenue
15th Election District
7th Councilmanic
Legal Owner(s):

William A. Biggs and Pasquina A. Biggs

Hearing: Thursday,
October 12, 1995 at 2:00 p.m.
In Rm. 118, Old Courthouse
Variance to permit two recreational vehicles in lieu of one.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations, Please Call 887-3383.

(2) For information concerning the File and/or Hearing, Please Call 887-3381.
9/17/95 Sept. 21

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

004801

DATE 8/22/95 ACCOUNT 01-615

Item: 82

By: MAK

AMOUNT \$ 85.00

96-88-A

RECEIVED FROM: Biggs, William - 7315 Waldman Ave

010- Res Var. — \$ 50.00

080- 1 sign — \$ 35.00

FOR: \$ 85.00

01A01#0079MICHRG

\$85.00

BA 0009:33AM08-22-95

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 82

Petitioner: William Biggs

Location: 7315 Waldman Avenue

PLEASE FORWARD ADVERTISING BILL TO:

NAME: William Biggs

ADDRESS: 7315 Waldman Avenue

Baltimore, MD. 21219

PHONE NUMBER: (410) 477-3150

AJ:ggs

(Revised 04/09/93)



TO: PUTOKENT PUBLISHING COMPANY
September 21, 1995 Issue - Jeffersonian

Please forward billing to:

William Biggs
7315 Waldman Avenue
Baltimore, MD 21219
477-3150

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-88-A (Item 82)
7315 Waldman Avenue
S/S Waldman Avenue, 400' E of c/l Murray Avenue
15th Election District - 7th Councilmanic
Legal Owner: William A. Biggs and Pasqualina A. Biggs
HEARING: THURSDAY, OCTOBER 12, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Variance to permit two recreational vehicles in lieu of one.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 11, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-88-A (Item 82)

7315 Waldman Avenue

S/S Waldman Avenue, 400' E of c/l Murray Avenue

15th Election District - 7th Councilmanic

Legal Owner: William A. Biggs and Pasqualina A. Biggs

HEARING: THURSDAY, OCTOBER 12, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Variance to permit two recreational vehicles in lieu of one.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: William and Pasqualina Biggs

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 5, 1995

Mr. and Mrs. William A. Biggs
7315 Waldman Avenue
Baltimore, MD 21219

RE: Item No.: 82
Case No.: 96-88-A
Petitioner: W. A. Biggs, et ux

Dear Mr. and Mrs. Biggs:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 22, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
September 6, 1995

FROM: J. Lawrence Pilson *JLP*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #82 - Biggs Property
7315 Waldman Avenue
Zoning Advisory Committee Meeting of September 5, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Storage of trailers is not regulated under Chesapeake Bay Critical Area Regulations.

✓
JLP:PF:sp

BIGGS/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Sept. 15, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for September 11, 1995
Items 082, 083, 084, 088, 090, and 091

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

9-12-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 082 (MTK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for *Bob Small*

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: September 1, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 65, 66, 67, 68, 70, 75, 76, 79, 82, 85, 86, 88, 90, and 91¹³

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey M. Long

Division Chief:

Carol Kerns

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/02/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF SEPT. 5, 1995.

Item No.: SEE BELOW

Zoning Agenda:

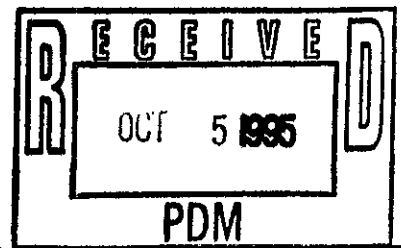
Gentlemen:

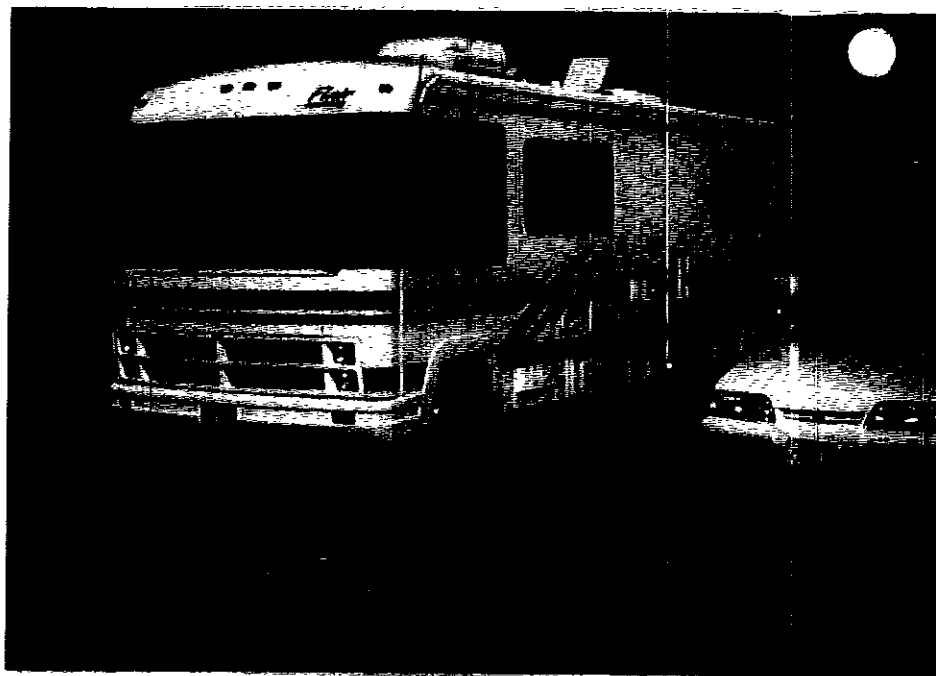
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 81, 82, 83, 84, 85, 86, 87, 88,
90, 91 AND 92. 9

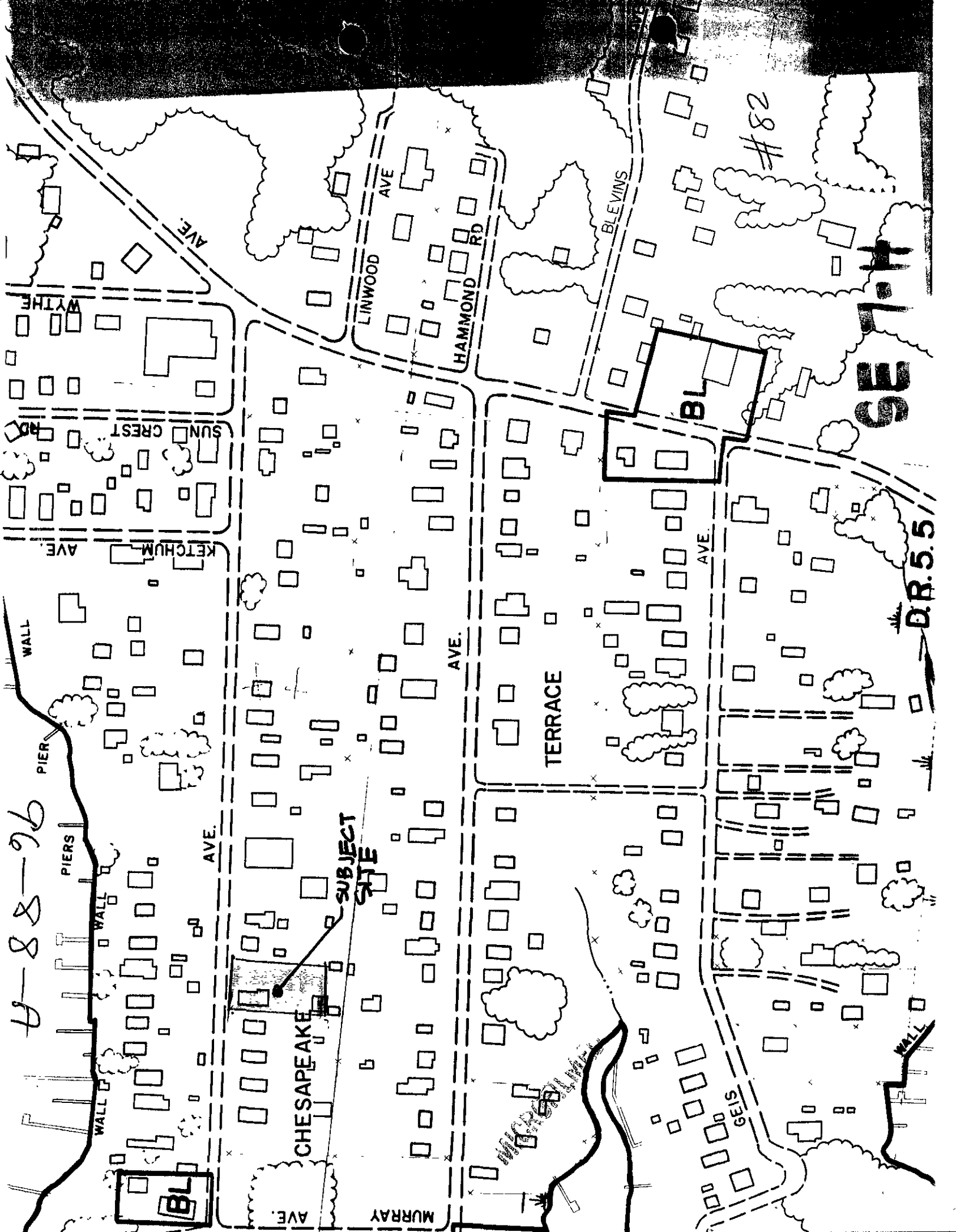
REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File









4-88-96

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Date

By

MICROFILMED

A recreational vehicle is defined by Section 101 of the BCZR as a "Vehicular type unit which is primarily designed for recreation, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. . .". Petitioners' Exhibits 1A, 1B and 1C are photographs of the two recreational vehicles. One of the recreational vehicles that the Petitioners store on their property is a 26 ft. Flair Motor Home which is white with red and black stripes painted along all sides of the vehicle (Exhibit No. 1A). The second recreational vehicle is a 24 ft. fully enclosed car transport which is red with the letters RV painted on the side (Exhibit No. 1B). This trailer is hitched onto the motor home for travel purposes as shown on Petitioners' Exhibits Nos. 1B and 1C. The Petitioner indicated that he parks the two vehicles in separate driveways that run down each side of the existing dwelling as shown on the plat to accompany the Petition (Exhibit No. 2.).

Apparently, the Petitioners have stored two recreational vehicles on the subject property without incident for over six years. This variance was requested following the request of a complaint by neighbors who reside across Waldman Avenue. Testimony offered was that it can be difficult to turn the RVs onto Waldman Avenue when exiting from the Biggs property, when these neighbors park their vehicles directly across the street. Apparently this difficulty has led to a conflict between the neighbors and the filing of the complaint. The Zoning Enforcement Division required the Petitioners to either seek the subject variance or remove one of the vehicles.

As a basis for the requested variance, the Petitioners note that removal of the vehicles would be a financial burden. They argue that a sale of either of the vehicles would not bring about the funds necessary to pay the existing loan balance on either vehicle. Also, storage of the

ORDER RECEIVED FOR FILING

Date

11/15/95

By

Sm. [Signature]

11/15/95

vehicles offsite would be impractical and expensive. The Petitioners also note the expenses which have been expended to construct the driveways to accommodate the vehicles.

Unfortunately for the Petitioners, financial manifestations cannot be considered in adjudging the variance. Financial hardship is not a basis upon which variance relief can be granted.

Nonetheless, it is clear that the present storage arrangements are not detrimental to the surrounding locale. As noted above, the two vehicles have been on site without incident for six years.

A more reasonable basis to support the variance stems from the fact that Waldman Avenue is very narrow and the RVs could not reasonably be parked on that public roadway. Furthermore, the property is large enough to accommodate the two RVs, particularly with the improvements to the driveways which the Petitioner has made.

Based on these considerations, I am persuaded to grant the Petition for Variance. However, the grant will be conditioned. The Petition will be approved only for the two subject RVs identified in the photographs (Petitioners' Exhibits 1A thru 1C). If either of these vehicles are removed or sold, then the approval to store two RVs on the property will lapse. It is the intent of this restriction to allow the Petitioners to continue to utilize the site for the specific RVs now stored on the property. However, this restriction will prevent subsequent property owners or the Petitioners from storing other recreational vehicles on the property in the future. If either vehicle is sold or removed, the Petitioners will be obliged to strictly comply with Section 415.A.1 of the BCZR, or re-petition this Zoning Commissioner for special hearing relief to amend this restriction.

ORDER RECEIVED FOR FILING

Date

By

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested will be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of November, 1995 that a variance from Section 415.A.1 of the Baltimore County Zoning Regulations (BCZR) to permit two recreational vehicles on a residential lot, in lieu of one recreational vehicle, be and is hereby GRANTED, subject, however, to the following restrictions.

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. If either of the Petitioners' recreational vehicles are removed or sold, then the authority to store two RVs on the property will lapse. The variance relief granted herein shall apply only to the 2 RVs presently on the property identified on Petitioners' Exhibits Nos. 1A through 1C.

LES/rmm



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 11/15/95
By McGowan

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 14, 1995

Mr. and Mrs. William A. Biggs
7315 Waldman Avenue
Baltimore, Maryland 21219

RE: Case No. 96-88-A
Petition for Zoning Variance
Location: 7315 Waldman Avenue

Dear Mr. and Mrs. Biggs:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att.

MICROFILMED





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7315 Waldman Ave.
96-88-A which is presently zoned RK.5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

415. A.1 to permit two recreational vehicles in lieu of one.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

See Attached Letter

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

William A. Biggs
 (Type or Print Name)

William A. Biggs
 Signature

Pasquino A. Biggs
 (Type or Print Name)

Pasquino A. Biggs
 Signature

410. 477-3150 HOME } phone
410 285-9705 WORK }

Address 7315 Waldman Ave Phone No

Balto md 21219
 City State Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

1 hr.
 unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: MDK DATE 8/22/95



Printed with Soybean Ink
 on Recycled Paper

Zoning Administration

Development Management

PETITIONERS BURDEN

96-88-A

A request for a variance from off street parking regulations is needed due to the following facts:

1. The recreational vehicle is still under financial obligation and if it were to be resold, a full recovery of monies invested could not be recouped.
2. The trailer can not be sold for the amount of the purchase price due to depreciation and a monetary loss would occur here as well.
3. If the recreational vehicle and trailer had to be stored, the petitioner could not handle this additional expense.
4. A special driveway and gate have been created to accomodate these vehicles and would need to be returned to its original state, the amount of which is undetermined.

It is for these reasons that an undue hardship would occur and as such a variance is requested.

#82

96-88-A

Beginning on the south side of Waldman Avenue, fifty feet wide, at the distance of 400 feet east of the centerline of Murray Avenue. Being Lot 130 of the Chesapeake Terrace subdivision as recorded in Plat Book 5, Folio 36. Also known as 7315 Waldman Avenue containing .47 acres in the 15th Election District.

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-88-17

District: 15th Date of Posting: 9/23/95

Posted for: Variance

Petitioner: Wm. & Pasquale Briggs

Location of property: 7315 Waldman Ave.

Location of Signs: Facing roadway on property being zoned

Remarks: _____

Posted by: M. Stuber Date of return: 9/29/95

Signature

Number of Signs: 1

MICROFILMED



CERTIFICATE OF PUBLICATION

TOWSON, MD., 9/29, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/21, 1995.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

~~Publisher~~

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
Case: #86-88-A (Item 82)
7316 Waldman Avenue
S/8 Waldman Avenue, 400' E of C/Murray Avenue
15th Election District
7th Councilmanic
Legal Owner(s):
William A. Biggs and Pasquina A. Biggs
Hearing: Thursday,
October 12, 1995 at 2:00 p.m.
In Rm. 118, Old Courthouse
Variance to permit two recreational vehicles in lieu of one.
LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations, Please Call 887-3383.
(2) For information concerning the File and/or Hearing, Please Call 887-3381.
9/177 Sept. 21

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

004801

DATE 8/22/95 ACCOUNT 01-615

Item: 82

By: MAK

AMOUNT \$ 85.00

96-88-A

RECEIVED FROM: Biggs, William - 7315 Waldman Ave

010- Res Var. — \$ 50.00

080- 1 sign — \$ 35.00

FOR: \$ 85.00

01A01#0079MICHRC

\$85.00

BA 0009:33AM08-22-95

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 82

Petitioner: William Biggs

Location: 7315 Waldman Avenue

PLEASE FORWARD ADVERTISING BILL TO:

NAME: William Biggs

ADDRESS: 7315 Waldman Avenue

Baltimore, MD. 21219

PHONE NUMBER: (410) 477-3150

AJ:ggs

(Revised 04/09/93)



TO: PUTOKENT PUBLISHING COMPANY
September 21, 1995 Issue - Jeffersonian

Please forward billing to:

William Biggs
7315 Waldman Avenue
Baltimore, MD 21219
477-3150

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-88-A (Item 82)
7315 Waldman Avenue
S/S Waldman Avenue, 400' E of c/l Murray Avenue
15th Election District - 7th Councilmanic
Legal Owner: William A. Biggs and Pasqualina A. Biggs
HEARING: THURSDAY, OCTOBER 12, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Variance to permit two recreational vehicles in lieu of one.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 11, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-88-A (Item 82)

7315 Waldman Avenue

S/S Waldman Avenue, 400' E of c/l Murray Avenue

15th Election District - 7th Councilmanic

Legal Owner: William A. Biggs and Pasqualina A. Biggs

HEARING: THURSDAY, OCTOBER 12, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Variance to permit two recreational vehicles in lieu of one.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: William and Pasqualina Biggs

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 5, 1995

Mr. and Mrs. William A. Biggs
7315 Waldman Avenue
Baltimore, MD 21219

RE: Item No.: 82
Case No.: 96-88-A
Petitioner: W. A. Biggs, et ux

Dear Mr. and Mrs. Biggs:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 22, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

10/10/95

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
September 6, 1995

FROM: J. Lawrence Pilson *JLP*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #82 - Biggs Property
7315 Waldman Avenue
Zoning Advisory Committee Meeting of September 5, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Storage of trailers is not regulated under Chesapeake Bay Critical Area Regulations.

✓
JLP:PF:sp

BIGGS/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Sept. 15, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for September 11, 1995
Items 082, 083, 084, 088, 090, and 091

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

9-12-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 082 (MTK)

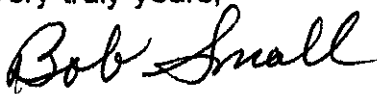
Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: September 1, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 65, 66, 67, 68, 70, 75, 76, 79, 82, 85, 86, 88, 90, and 91¹³

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey M. Long

Division Chief:

Carol Kerns

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/02/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF SEPT. 5, 1995.

Item No.: SEE BELOW

Zoning Agenda:

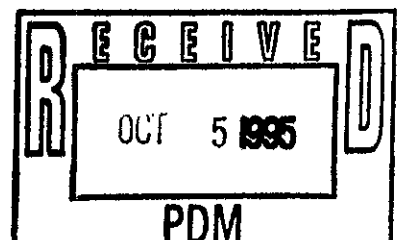
Gentlemen:

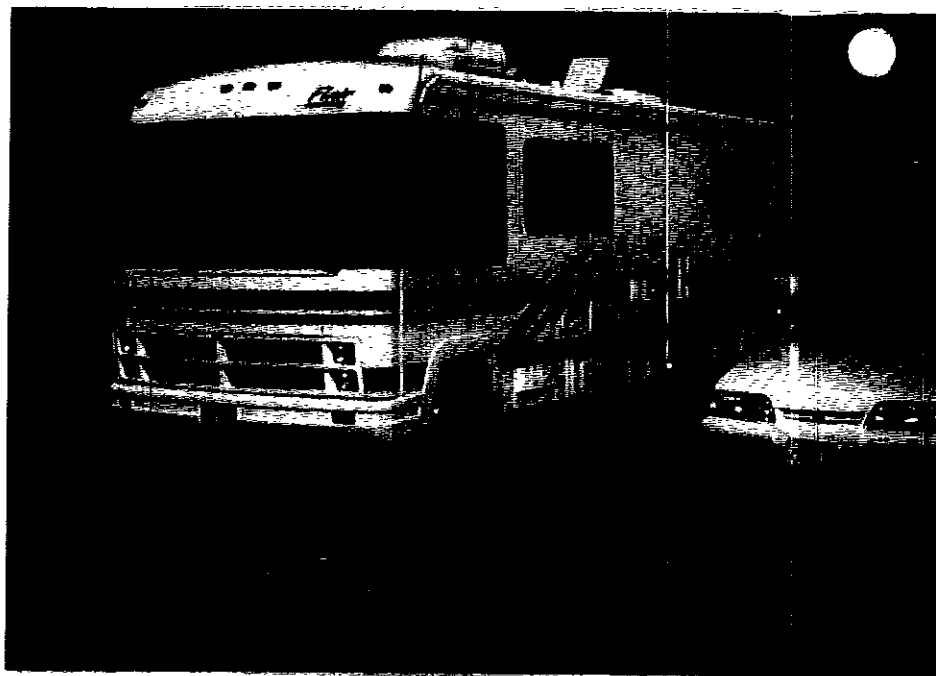
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 81, 82, 83, 84, 85, 86, 87, 88,
90, 91 AND 92. 9

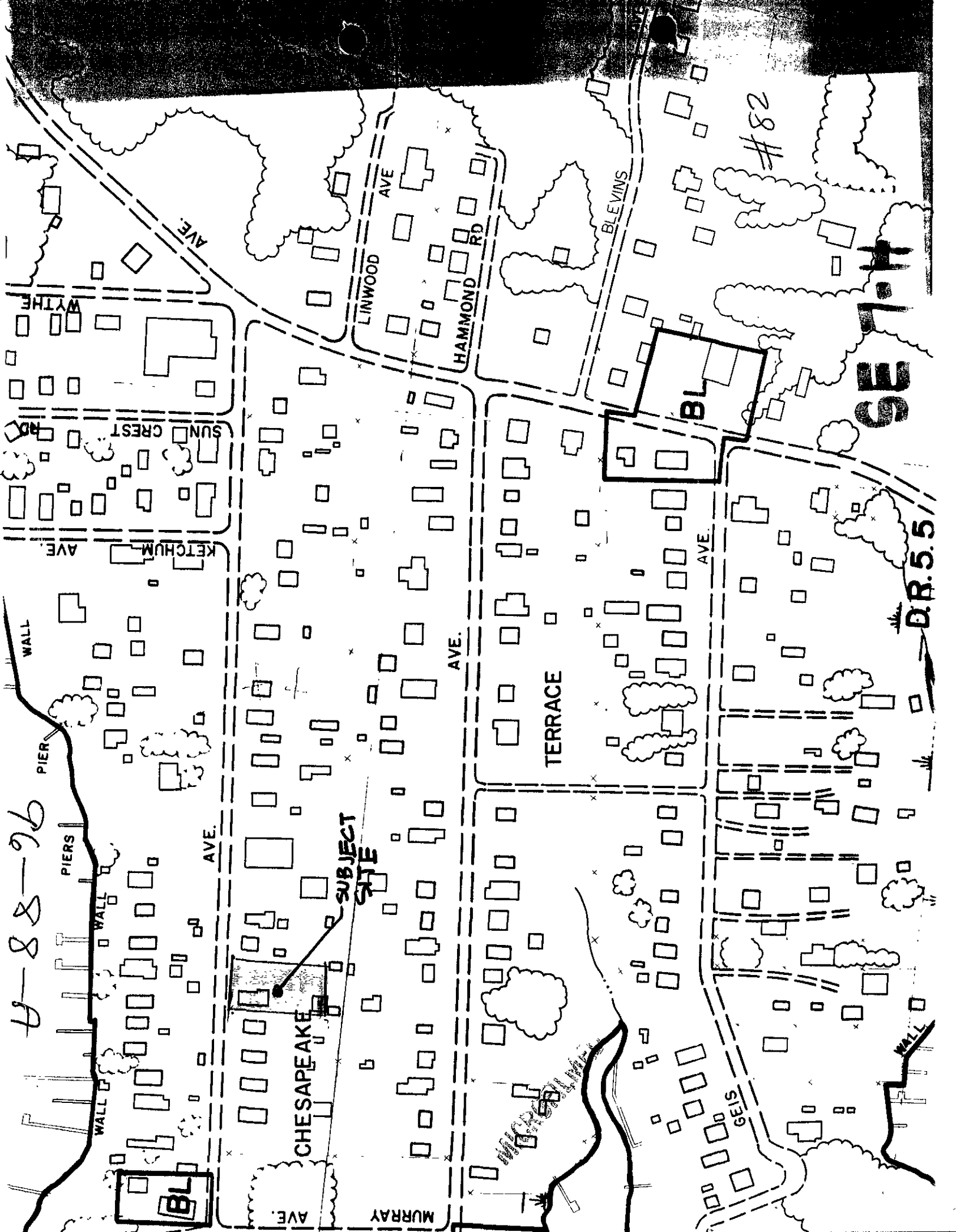
REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File









4-88-96

#82

SE 7-4

DR. 5.5

SUBJECT SITE

CHESAPEAKE

BL

BL

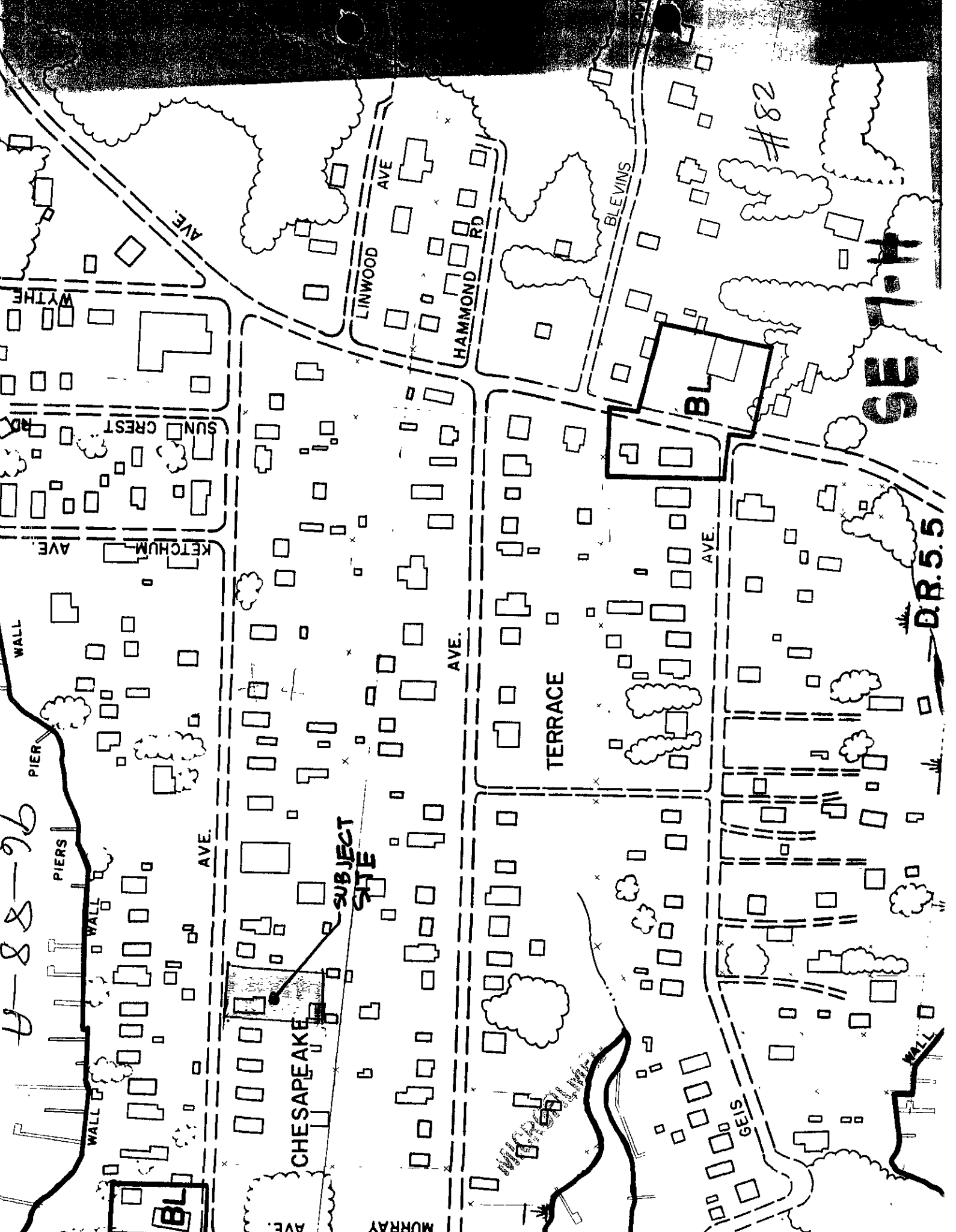


Exhibit 2

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

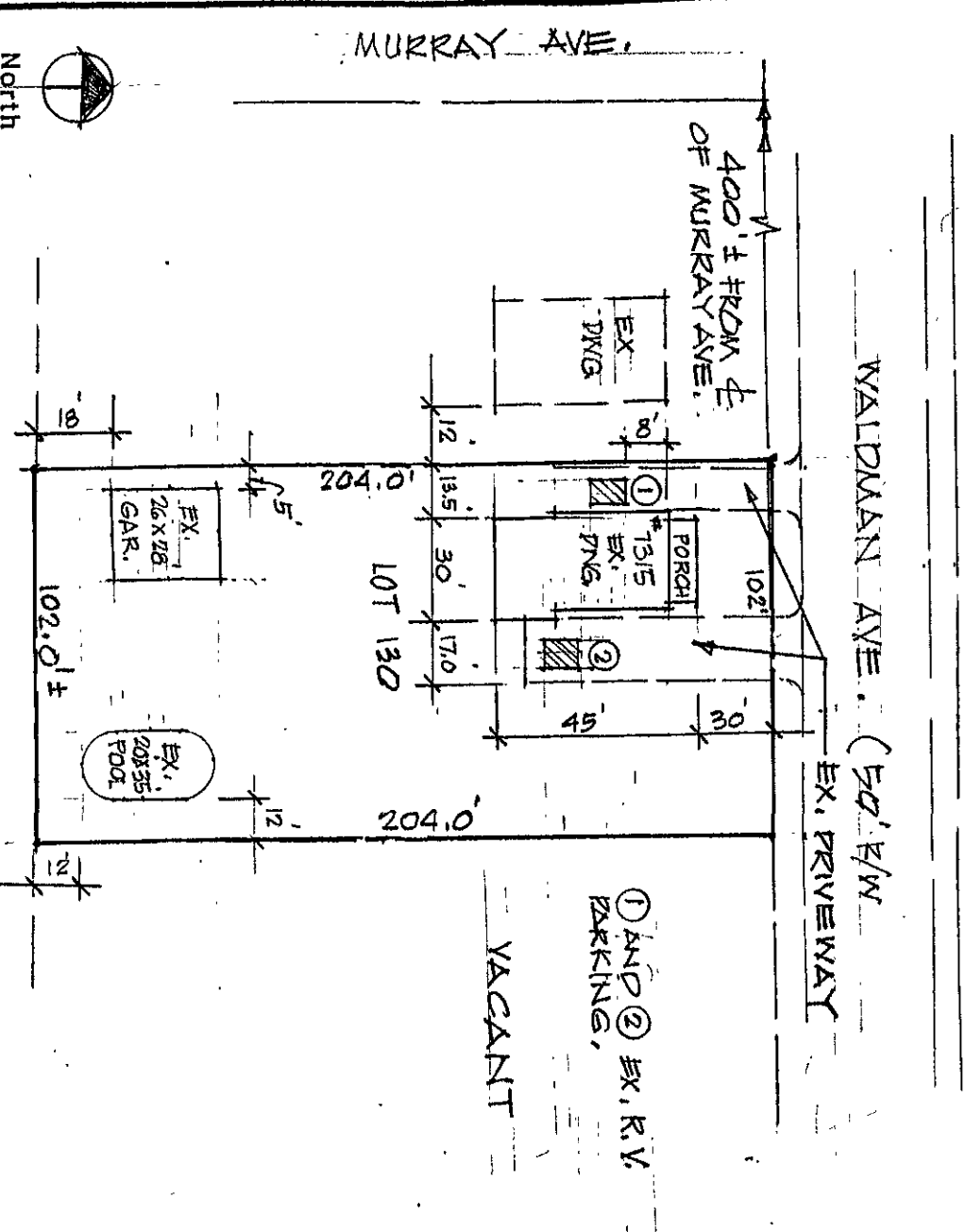
PROPERTY ADDRESS: 7315 WALDMAN AVE. see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: CHESAPEAKE TERRACE

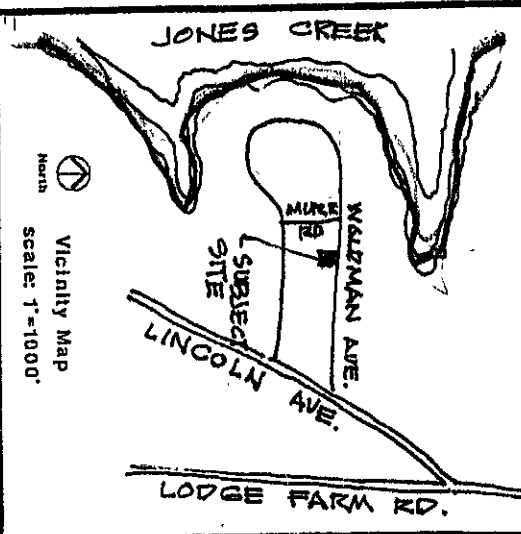
plat book # 5, folio # 36, lot # 130, section # B

OWNER: WILLIAM BIGGS

96-88-4



North
date: 8-3-05
prepared by: ML
Scale of Drawing: 1" = 50'



LOCATION INFORMATION

Election District: 15th
Councilmanic District: 7

1"=200' scale map#: SE-7-H

Zoning: D.R. 5.5

Lot size: 0.47 20,800
acreage square feet

FRONT PANEL
SEWER: ☒ public ☐ private
WATER: ☒ ☐

Chesapeake Bay Critical Area: ☒ ☐
Prior Zoning Hearings: ☒ ☐

Zoning Office USE ONLY!

reviewed by: ML ITEM #: 82 CASE #:

IN RE: PETITION FOR ZONING VARIANCE
S/S Waldman Avenue, 400 ft. E
of c/l Murray Avenue
7315 Waldman Avenue
15th Election District
7th Councilmanic District
William A. Biggs, et ux
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 96-88-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 7315 Waldman Avenue, (lot No. 130) in the Chesapeake Terrace subdivision of Baltimore County. This subdivision is a community of single family dwellings located near Lodge Farm Road in the southeast corner of Baltimore County. The Petition is filed by William A. Biggs and Pasquina A. Biggs, property owners. Variance relief is requested from Section 415.A.1 of the Baltimore County Zoning Regulations (BCZR) to permit two recreational vehicles on a residential lot, in lieu of one recreational vehicle. The subject property and relief requested are more particularly described on Petitioners' Exhibit No. 1, the site plan to accompany the Petition for Variance.

Appearing at the requisite public hearing held for this case was William A. Biggs, property owner. There were no Protestants or other interested persons present.

The Petitioner testified that he has owned and resided on the subject site for approximately 12 years. Mr. and Mrs. Biggs own an existing single family dwelling on lot No. 130 as well as the adjoining vacant lot. The subject property is 102 ft. in width and 204 ft. in depth, zoned D.R.S.5. Mr. Biggs testified that in addition to the single family dwelling, other improvements on the property include a 26 ft. garage, an above ground swimming pool and a storage shed. The Petitioners store two recreational vehicles on this property.

A recreational vehicle is defined by Section 101 of the BCZR as a "Vehicular type unit which is primarily designed for recreation, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. . .". Petitioners' Exhibits 1A, 1B and 1C are photographs of the two recreational vehicles. One of the recreational vehicles that the Petitioners store on their property is a 26 ft. Flair Motor Home which is white with red and black stripes painted along all sides of the vehicle (Exhibit No. 1A). The second recreational vehicle is a 24 ft. fully enclosed car transport which is red with the letters RV painted on the side (Exhibit No. 1B). This trailer is hitched onto the motor home for travel purposes as shown on Petitioners' Exhibits Nos. 1B and 1C. The Petitioner indicated that he parks the two vehicles in separate driveways that run down each side of the existing dwelling as shown on the plat to accompany the Petition (Exhibit No. 2.).

Apparently, the Petitioners have stored two recreational vehicles on the subject property without incident for over six years. This variance was requested following the request of a complaint by neighbors who reside across Waldman Avenue. Testimony offered was that it can be difficult to turn the RVs onto Waldman Avenue when exiting from the Biggs property, when these neighbors park their vehicles directly across the street. Apparently this difficulty has led to a conflict between the neighbors and the filing of the complaint. The Zoning Enforcement Division required the Petitioners to either seek the subject variance or remove one of the vehicles.

As a basis for the requested variance, the Petitioners note that removal of the vehicles would be a financial burden. They argue that a sale of either of the vehicles would not bring about the funds necessary to pay the existing loan balance on either vehicle. Also, storage of the

vehicles offsite would be impractical and expensive. The petitioners also note the expenses which have been expended to construct the driveways to accommodate the vehicles.

Unfortunately for the Petitioners, financial manifestations cannot be considered in adjudging the variance. Financial hardship is not a basis upon which variance relief can be granted.

Nonetheless, it is clear that the present storage arrangements are not detrimental to the surrounding locale. As noted above, the two vehicles have been on site without incident for six years.

A more reasonable basis to support the variance stems from the fact that Waldman Avenue is very narrow and the RVs could not reasonably be parked on that public roadway. Furthermore, the property is large enough to accommodate the two RVs, particularly with the improvements to the driveways which the Petitioner has made.

Based on these considerations, I am persuaded to grant the Petition for Variance. However, the grant will be conditioned. The Petition will be approved only for the two subject RVs identified in the photographs (Petitioners' Exhibits 1A thru 1C). If either of these vehicles are removed or sold, then the approval to store two RVs on the property will lapse. It is the intent of this restriction to allow the Petitioners to continue to utilize the site for the specific RVs now stored on the property. However, this restriction will prevent subsequent property owners or the Petitioners from storing other recreational vehicles on the property in the future. If either vehicle is sold or removed, the Petitioners will be obliged to strictly comply with Section 415.A.1 of the BCZR, or re-petition this Zoning Commissioner for special hearing relief to amend this restriction.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested will be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 1st day of November, 1995 that a variance from Section 415.A.1 of the Baltimore County Zoning Regulations (BCZR) to permit two recreational vehicles on a residential lot, in lieu of one recreational vehicle, be and is hereby GRANTED, subject, however, to the following restrictions.

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. If either of the Petitioners' recreational vehicles are removed or sold, then the authority to store two RVs on the property will lapse. The variance relief granted herein shall apply only to the 2 RVs presently on the property identified on Petitioners' Exhibits Nos. 1A through 1C.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 11/14/95
By [Signature]

ORDER RECEIVED FOR FILING
Date 11/14/95
By [Signature]

ORDER RECEIVED FOR FILING
Date 11/14/95
By [Signature]

ORDER RECEIVED FOR FILING
Date 11/14/95
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 14, 1995

Mr. and Mrs. William A. Biggs
7315 Waldman Avenue
Baltimore, Maryland 21219

RE: Case No. 96-88-A
Petition for Zoning Variance
Location: 7315 Waldman Avenue

Dear Mr. and Mrs. Biggs:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmn
att.



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7315 Waldman Ave
96-88-A which is presently zoned RE-5E

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)
415.A.1 to permit two recreational vehicles in lieu of one

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship in practical difficulty)

See Attached Letter

Property is to be posted and advertised as prescribed by Zoning Regulations
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Current Full Name

Type of Petitioner

Signature

Address

City

State

Zip

Phone No.

City

State

Zip

Phone No.

City

State

Zip

Phone No.

William A. Biggs
Pasquina A. Biggs

7315 Waldman Ave
Baltimore, MD 21219

410-477-3150 HOME
410-285-9705 WORK

Baltimore, MD 21219

Address and phone number of representative to be contacted

ESTIMATED LENGTH OF HEARING
unavailable for hearing

ALL OTHER
RECEIVED BY: [Signature] DATE: 8/12/95

PETITIONERS BURDEN

96-88-A

A request for a variance from off street parking regulations is needed due to the following facts:

1. The recreational vehicle is still under financial obligation and if it were to be resold, a full recovery of monies invested could not be recouped.
2. The trailer can not be sold for the amount of the purchase price due to depreciation and a monetary loss would occur here as well.
3. If the recreational vehicle and trailer had to be stored, the petitioner could not handle this additional expense.
4. A special driveway and gate have been created to accommodate these vehicles and would need to be returned to its original state, the amount of which is undetermined.

It is for these reasons that an undue hardship would occur and as such a variance is requested.

#82
96-88-A

Beginning on the south side of Waldman Avenue, fifty feet wide, at the distance of 400 feet east of the centerline of Murray Avenue. Being Lot 130 of the Chesapeake Terrace subdivision as recorded in Plat Book 5, Folio 36. Also known as 7315 Waldman Avenue containing .47 acres in the 15th Election District.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: 8/22/95
Posted for: Varia
Petitioner: Wm. A. Biggs
Location of property: 7315 Waldman Ave.
Location of Sign: 7315 Waldman Ave. Property being zoned
Remarks: None
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 9/29, 1995
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/21, 1995.

THE JEFFERSONIAN,

G. Hemick
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 8/22/95 ACCOUNT: 01-615
By: WAK AMOUNT: \$ 85.00
RECEIVED FROM: 96-88-A
Biggs, William - 7315 Waldman Ave
010-Res Var - \$ 50.00
040-1 Sign - \$ 35.00
FOR: \$ 85.00

01A0140079HICHRC \$85.00
EA 0009:33AM08-22-95

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper. NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Carl Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 82
Petitioner: William Biggs
Location: 7315 Waldman Avenue
PLEASE FORWARD ADVERTISING BILL TO:
NAME: William Biggs
ADDRESS: 7315 Waldman Avenue
Baltimore, MD 21214
PHONE NUMBER: (410) 477-3150

Adiggs

(Revised 04/09/93)

TO: POTENTIAL PUBLISHING COMPANY
September 21, 1995 Issue - Jeffersonian

Please forward billing to:

William Biggs
7315 Waldman Avenue
Baltimore, MD 21219
477-3150

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-88-A (Item 82)
7315 Waldman Avenue
5/9 Waldman Avenue, 400' S of c/l Murray Avenue
15th Election District - 7th Councilmanic
Legal Owner: William A. Biggs and Pamela A. Biggs
HEARING: THURSDAY, OCTOBER 12, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Variance to permit two recreational vehicles in lieu of one.

LAWRENCE E. PILSON
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 11, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-88-A (Item 82)
7315 Waldman Avenue
5/9 Waldman Avenue, 400' S of c/l Murray Avenue
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Variance to permit two recreational vehicles in lieu of one.

Carl Jablon
Arnold Jablon
Director

cc: William and Pamela Biggs

NOTES: (1) ZONING STOP & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 5, 1995

Mr. and Mrs. William A. Biggs
7315 Waldman Avenue
Baltimore, MD 21219

RE: Item No.: 82
Case No.: 96-88-A
Petitioner: W. A. Biggs, et ux

Dear Mr. and Mrs. Biggs:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 22, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
September 6, 1995
FROM: J. Lawrence Pilson
Development Coordinator, DEPRM
SUBJECT: Zoning Item #82 - Biggs Property
7315 Waldman Avenue
Zoning Advisory Committee Meeting of September 5, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Storage of trailers is not regulated under Chesapeake Bay Critical Area Regulations.

JLP:PF:sp

BIGGS/DEPRM/TXTSPB

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director
Zoning Administration and Development Management
DATE: Sept. 15, 1995
FROM: Robert W. Bowling, P.E., Chief
Development Plans Review
RE: Zoning Advisory Committee Meeting
for September 11, 1995
Items 082, 083, 084, 088, 090, and 091

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw



David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 082 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item

Very truly yours

for **Bob Small**
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: September 1, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 65, 66, 67, 68, 70, 75, 76, 79, 82, 85, 86, 88, 90, and 91¹³

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Division Chief:

PK/JL

ITEM62/PZONE/ZAC1

Baltimore County Government
Fire Department



(410) 887-4500

DATE: 10/02/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF SEPT. 5, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 81, 82, 83, 84, 85, 86, 87, 88, 90, 91 AND 92.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

In: File

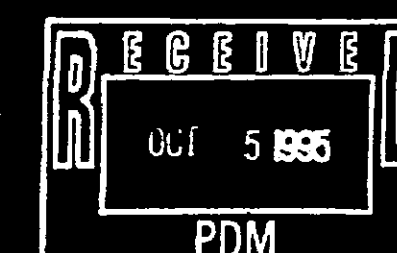


Exhibit 2

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 7315 WALDMAN AVE

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: CHESAPEAKE TERRACE

[Plat books 5, follow 34, lot 130, section 1 D

OWNER: WILLIAM SIGGS

96-88-A

① AND ② EX. R.V. PARKING

VACANT

LOCATION INFORMATION

Election District: 15th

Councilmanic District: 7

1"=200' scale map: SE 7 H

Zoning: DR-5.5

Lot size: 0.47 20,800
acres square feet

FIP C/PANEL
#555

SEWER: ☒
WATER: ☐

Chesapeake Bay Critical Area: ☒

Prior Zoning Hearings:

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

WFL 82

North
date: 8-3-05
prepared by:

Scale of Drawing: 1"= 50'